TOWN OF Herndon VIRGINIA

HERNDON ARCHITECTURAL REVIEW BOARD
Work Session Minutes
Wednesday, May 6, 2026

1. **<u>Call to Order</u>**

Chair Blaker-Glass called the Wednesday, May 6, 2026, Architectural Review Board Work Session to order at 7:30 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Tamim Chowdhury, Amy Oleinick, Vice Chair Melody Fetske, and Chair Leslie Blaker-Glass.

Staff present during the meeting: Lesa Yeatts, Town Attorney; Angelina Jones, Lead Planner / Design and Development; and Margie Tacci, Deputy Town Clerk.

Chair Blaker-Glass stated that four Architectural Review Board Members were present, which constituted a quorum.

2. **<u>Public Hearings</u>**

a. **APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #26-003, 500 Carlisle Drive, Herndon, Virginia, to consider an application for the erection of exterior equipment screening walls at the property located in the eastern side of Carlisle Drive, south of the intersection with Elden Street.**

Chair Blaker-Glass opened discussion of the public hearing item and recognized Angelina Jones, Lead Planner / Design and Development, for the staff report. Ms. Jones presented the staff report regarding the addition of new exterior mechanical equipment walls and access gates proposed to screen EV chargers at the project site. She reviewed the proposed wall heights, materials, and design elements, including brick veneer, metal coping, and corrugated metal gates color coordinated with the existing site features. Ms. Jones also reviewed associated demolition elements and stated that staff recommends approval in accordance with the proposed resolution.

Chair Blaker-Glass invited the applicant's agent, Jeremy S. Maloney, Altruistic Design, representing Bell Atlantic Virginia Inc., now known as Verizon Virginia, LLC, to provide comments. Mr. Maloney stated that the applicant worked to maintain compatibility with the surrounding Town context and thanked staff for their assistance with the application.

Chair Blaker-Glass invited the Board for comments and thanked Mr. Maloney for his work on the project.

3. New Business

a. Discussion Item, proposed Special Exception (SE #25-02), 250 Spring Street

Chair Blaker-Glass opened discussion of proposed Special Exception SE #25-02, 250 Spring Street, and recognized Angelina Jones, Lead Planner / Design and Development, for the staff report.

Ms. Jones provided an overview of the proposal to expand the self-storage use at 250 Spring Street, which is located in the Office and Light Industrial (O&LI) zoning district. She stated that this discussion continues from the April 1, 2026, Architectural Review Board work session and remains early in the planning process. She stated that staff reviewed the proposal for suitability of the overall design, compatibility with surrounding buildings, aesthetics, and architectural harmony.

Ms. Jones reviewed the existing site conditions, surrounding Architectural Control District context, proposed plans, renderings, elevations, revised design images, and precedent designs for similar Extra Space Storage facilities. She stated that nearby buildings include a mix of masonry and fenestration types along their façades, and that the applicant’s proposal includes brick, storefront systems, and metal siding.

Ms. Jones stated that staff requested Board input regarding:

1. Appropriateness of the difference in overall detailing between elevations;
2. Use of metal siding as a primary cladding material;
3. Expectations for appropriate detailing and overall articulation of the fenestration;
4. Success of the overall design in balancing architectural design with corporate identity;
5. Clarity on HVAC screening, including whether units would be ground-mounted or roof-mounted; and
6. Materials proposed for the front elevation planters or trellis and whether real plants would be used.

Ms. Jones stated that staff found the division of bays on the south and west elevations helped establish a hierarchy. She stated that the brick and storefront systems were generally consistent with other designs in the vicinity. She also stated that the south and west elevations included more articulated details and more extensive masonry, while the north and east elevations included larger expanses of metal siding and lacked overall hierarchy. She stated that additional details were needed to understand the articulation of fenestration and the differences between wall treatments.

There was discussion among staff and the Board regarding:

1. How metal siding would be used on the façades;
2. Need for further clarification on the overall design, building materials, and elevations;
3. Proposed building footprint and addition of a third floor;
4. Applicant’s proposal to provide landscaping beyond minimum requirements;
5. Removal of parking in front of the building;
6. Use of more durable siding materials, including discussion of HardiePlank or similar materials;
7. Building elevations and views from surrounding areas and whether the site context should be considered industrial in character;
8. Vegetation, parking, setbacks, and the relationship of the building to Spring Street;
9. Need for a full site plan to show the building, parking, sidewalks, landscaping, and adjacent site conditions;
10. Location of the building approximately 10 to 15 feet back from Spring Street;
11. Proposed landscape panel and wider sidewalk area;
12. HVAC screening and whether additional screening would be provided; and
13. Scope of ARB review compared with Planning Commission review.

Board Member Oleinick commented on the proposed siding and requested consideration of HardiePlank or a similar material. The applicant stated that they intended to use a more durable siding material, similar to longboard siding.

Ms. Jones stated that she would provide a memorandum to the Planning Commission summarizing the ARB discussion and feedback. She stated that staff needed additional context from the applicant, including the overall site plan, vegetation, and clarification that the proposed building is the new construction component and that no new single-story storage units are proposed.

Vice Chair Fetske asked Ms. Jones to include comments regarding demolition of existing buildings, treatment of the building end caps, the Spring Street view, articulation and dimensional information for all elevations, HVAC screening, and the specific design and materials for the trellis.

4. Comments

a. Comments from the Staff Members

Angelina Jones, Lead Planner / Design and Development, indicated that off-site training will have to be postponed at this time due to staff schedule.

b. Comments from the Board Members

Board Member Oleinick and Chair Blaker-Glass had no comments.

Vice Chair Fetske stated that former Herndon resident Richard Downer passed away recently. Mr. Downer served on the Town Council as well as several boards.

Board Member Chowdhury stated that he will be on vacation for the first two weeks of June. He stated that he will email staff with the dates.

Ms. Jones stated that there were two upcoming cases for the Architectural Review Board in June for minor alterations.

5. Adjournment

There being no further business, and without objection, Chair Blaker-Glass adjourned the May 6, 2026, Architectural Review Board Work Session at 8:33 p.m.

Margie Tacci
Deputy Town Clerk

Minutes approved by the Architectural Review Board: June 17, 2026

[Note: Approved resolutions are on file in the Department of Community Development.]